Karen Johnson Davidson County
Batch# 1262272 DEEDWARR
04/21/2025 10:07:30 AM 4 pgs
Fees: $23.00 Taxes: $11,142.31
20250421-0029908

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38579-03-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $3,011,436.15. Affiant Subscribed and sworn to before me this 17 day of April, 2025. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Drolet Consulting LLC 1013 Montrose Avenue Nashville, TN 37204	Drolet Consulting LLC 1013 Montrose Avenue Nashville, TN 37204	Map and Parcel No.: 11801020600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, R2R 1013 Montrose LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Drolet Consulting LLC, an Illinois limited liability company ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1013 Montrose Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of April, 2025.

GRANTOR:

R2R 1013 MONTROSE LLC
a Tennessee limited liability company

BY: Michael J. Catizone
Michael J. Catizone, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared by audio video communication, before me, the undersigned Notary Public, in and for the said county and state, the within named Michael J. Catizone, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Sole Member of R2R 1013 Montrose LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, on 04/15/2025.

Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Online Notary Public
My Commission Expires 09/08/2025
Remotely Notarized with audio/video via Simplifile

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Montrose Place, of record in book 57, Page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 133 fronts 50 feet on the southerly side of Montrose Avenue, formerly Bethel Street, and runs back 160.1 feet on the westerly line with the easterly margin of 11th Avenue, South, formerly Preston Street, and runs back 161.5 feet on the easterly line to an alley measuring 50 feet thereon.

Being the same property conveyed to Michael J. Catizone, unmarried man, by deed from Erick Lamont Rucker, Administrator of the Estate of Doris Bell Rucker, deceased and pursuant to the power and authority given to the said Grantor in Davidson County Probate Docket Number 22P759, pursuant to Letters Testamentary issued on May 9, 2022 by the Office of the Circuit Court of Davidson County, Tennessee, of record in Instrument No. 20230328-0022555, Register's Office for Davidson County, Tennessee. Said Deed having been corrected by Scriveners Affidavit appearing as Instrument No. 20230417-0028058, Register's Office for Davidson County, Tennessee. The said Michael J. Catizone having conveyed said property to R2R 1013 Montrose LLC, a Tennessee limited liability company by quitclaim deed dated October 25, 2024 and filed for recording on November 1, 2024 in Instrument No. 20241101-0085193, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 11801020600.
2. All matters appearing on the Plan of record as Book 57, Page 93, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant For Accessory Dwelling, Detached Historical of record in Instrument No. 20231122-0091101, Register's Office for Davidson County, Tennessee.
4. Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20250404-0025593 in the Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/15/25 (date of document).

Affiant Signature

4/18/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

